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PURCHASE MONEY Recorded November 9, 1970 @ 3:45 o'clk P. M.

THIS MORTGAGE, made this 4th day of November 19 70, by

Glen J. Koepenick, of the County of Montgomery, State of Maryland, herein-after called Mortgagor;

WITNESSETH: WHEREAS, the said Mortgagor is justly indebted unto RUTH S. SUMMERS AND CHARLOTTE S. TAVERNER, AGENTS FOR JULIA S. RADCLIFF, CHARLOTTE S. TAVERNER, RUTH S. SUMMERS, R. JAMES SCHAFFER AND DOROTHY S. GERACI, OR ORDER, for borrowed money in the principal sum of SIX HUNDRED SEVENTEEN THOUSAND ONE HUNDRED FIFTEEN DOLLARS AND TWENTY-EIGHT CENTS (\$617,115.28), with interest from date on the unpaid balance at the rate of SEVEN PER CENTUM (7%) per annum, payable semi-annually, as follows:

INTEREST only payable at the rate of seven per centum (7%) per annum, semi-annually, beginning on the 4th day of May, 1971, and semi-annually thereafter until the 4th day of November, 1973, when the first annual installment of principal of EIGHTY-EIGHT THOUSAND ONE HUNDRED FIFTY-NINE DOLLARS AND THIRTY-TWO CENTS (\$88,159.32) is payable, with interest, and annually thereafter until the sum of SIX HUNDRED SEVENTEEN THOUSAND ONE HUNDRED FIFTEEN DOLLARS AND TWENTY-EIGHT CENTS (\$617,115.28) principal has been paid, together with the interest thereon, except the final payment of principal and interest, if not sooner paid, shall be due and payable on the 4th day of November, 1979.

IN THE EVENT of default in the payment of any such installment of interest or principal aforesaid, the Mortgagees, or their assigns, may exercise the option of treating the remainder of the debt as due and collectible. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at any other time.

AND FOR THE BETTER SECURING the payment of said note at maturity, and the interest thereon, or any single bill or note or notes that may be given hereafter in renewal of the same, or any part thereof, the Mortgagor has agreed to execute this Purchase Money Mortgage.

MORTGAGEES agree to release from this mortgage, at the request of the Mortgagor, any part of the real estate under the following conditions:

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For the purpose of release, the land shall be considered divided into two parts by Rock Creek and acreage shall be released at the rate of SEVEN THOUSAND SIX HUNDRED DOLLARS (\$7,600.00) per acre; with each acre to be released south of Rock Creek, there shall be simultaneously released two acres north of Rock Creek at the same price per acre.

MORTGAGEES further agree to join in the dedication of streets as may be required by The City of Frederick upon payment for said land as provided in the aforegoing release clause.

NOW, THEREFORE, THIS PURCHASE MONEY MORTGAGE WITNESSETH: That for and in consideration of the premises and the sum of Ten Dollars (\$10.00), in hand paid, the said GLEN J. KOEPENICK, does hereby grant and convey in fee simple unto RUTH S. SUMMERS AND CHARLOTTE S. TAVERNER, AGENTS FOR JULIA S. RADCLIFF, CHARLOTTE S. TAVERNER, RUTH S. SUMMERS, R. JAMES SCHAFFER AND DOROTHY R. GERACI, their heirs, successors or assigns, all that land situate in the